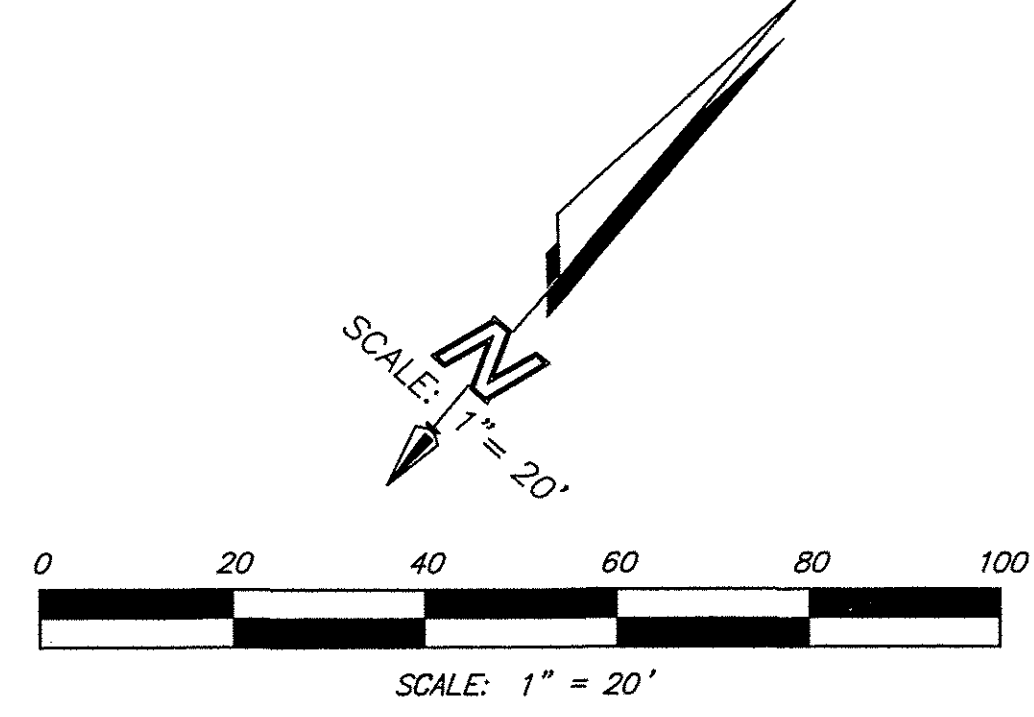
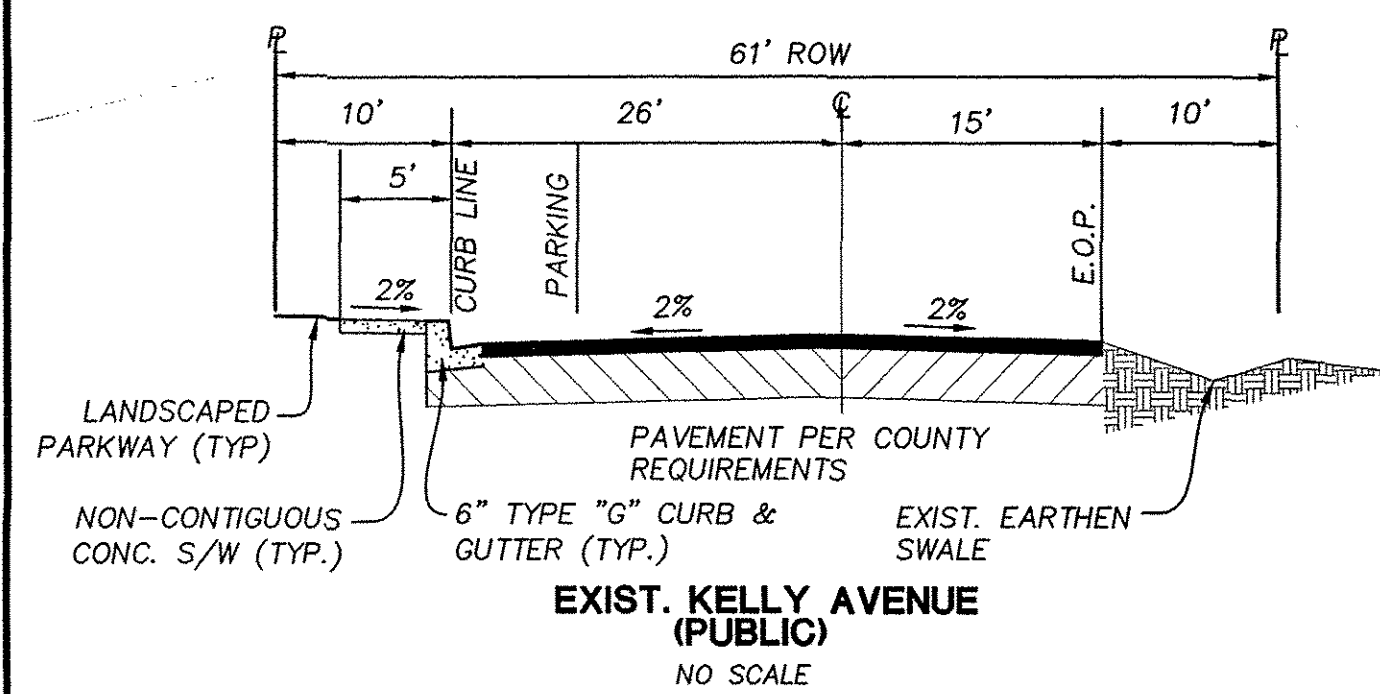
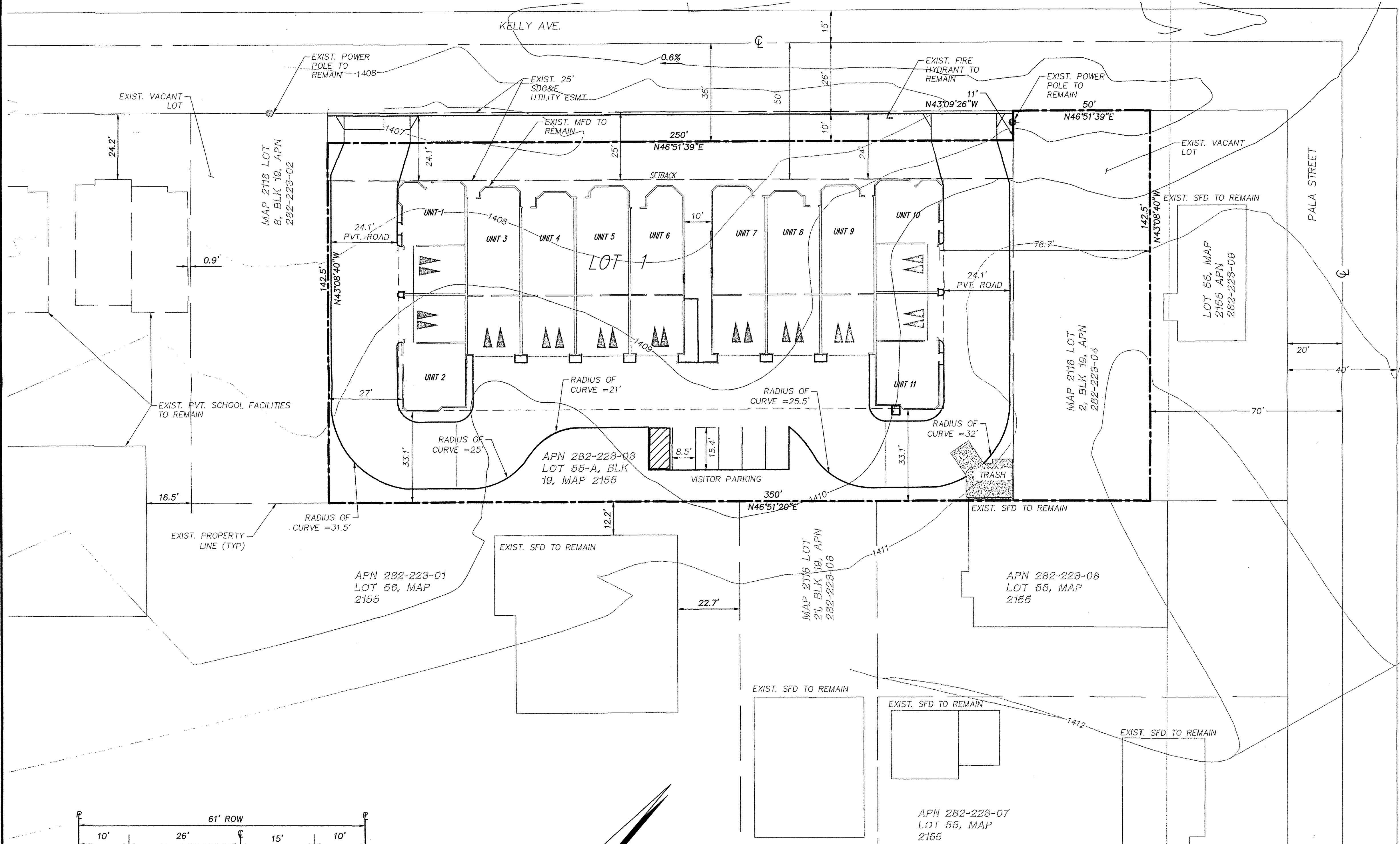


COUNTY OF SAN DIEGO TRACT:  
TENTATIVE MAP/SITE PLAN FOR:  
**KELLY AVE ROW HOMES**

- LEGAL DESCRIPTION:**  
LOT 55A AND LOT 2, BLOCK 19 OF RAMONA ACRES, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NO. 2155 AND NO. 2166 RESPECTIVELY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 28, 1929
- GENERAL NOTES:**
- TENTATIVE MAP PREPARED BY: LANDMARK CONSULTING  
9555 GENESEE AVE SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (858) 587-8070  
FAX: (858) 587-8750
  - TOTAL GROSS AREA: .918 ACRES  
TOTAL NET AREA: .918 ACRES
  - TOTAL NUMBER OF CONDO UNITS: LETTERED: ELEVEN  
NUMBERED: 11  
TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS: 11
  - MINIMUM LOT SIZE: 6,000 S.F. MIN.
  - LAMBERT COORDINATES: 410-1725
  - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

- SPECIAL ASSESSMENT ACT STATEMENT:**  
THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.
- SOLAR ACCESS STATEMENT:**  
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING AND COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.
- CONDOMINIUM MAP STATEMENT:**  
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1550 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 11
- ASSESSOR'S PARCEL NO.'S:**  
282-223-03 & 04
- TAX RATE AREA:**  
65007
- ZONING INFORMATION:**  
APN: 282-223-03, ZONING: VR-15  
APN: 282-223-04, ZONING: VR-15
- PUBLIC UTILITIES/DISTRICTS:**
- |                  |                                 |
|------------------|---------------------------------|
| SEWER            | RAMONA MUNICIPAL WATER DISTRICT |
| WATER            | RAMONA MUNICIPAL WATER DISTRICT |
| STORM DRAIN      | RAMONA MUNICIPAL WATER DISTRICT |
| GAS AND ELECTRIC | SDG&E                           |
| POLICE           | COUNTY SHERIFF                  |
| FIRE             | RAMONA MUNICIPAL WATER DISTRICT |
| SCHOOL           | RAMONA UNIFIED SCHOOL DISTRICT  |
- NUMBER OF BEDROOMS:**  
11 CONDOMINIUMS X 3 BEDROOMS/CONDO = 53 BEDROOMS TOTAL



**OWNER INFORMATION:**  
JOSH SANTA  
BOULDER RIDGE DEVELOPMENT CORP.  
12520 KIRKHAM COURT SUITE 6  
POWAY, CA 92064  
(847) 485-5305

**OWNER'S AGREEMENT:**

**SUBDIVIDER'S INFORMATION:**  
NAME: BOULDER RIDGE DEVELOPMENT  
12520 KIRKHAM COURT SUITE 6, POWAY, CA 92064  
(847) 485-5305  
TELEPHONE: (847) 485-5305

**SUBDIVIDER'S AGREEMENT:**

**ENGINEER OF WORK:**  
LANDMARK CONSULTING  
9555 GENESEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (858) 587-8070  
FAX: (858) 587-8750

PREPARED BY: MARK A. BRENCICK  
R.C.E. 48153  
DATE: 6/17/14



LANDMARK CONSULTING  
Planning Engineering Surveying  
9555 GENESEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (858) 587-8070  
FAX: (858) 587-8750

COUNTY OF SAN DIEGO #### RPL #  
TENTATIVE MAP/SITE PLAN:  
**KELLY AVENUE ROW HOMES**

**SHEET 1**

SHEET NO. 1 OF 1

SDC BDS RCVD 06-20-14  
TM5587

XX-XX-XX SUBMITTAL